

013.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

911,900 / 911,900

USE VALUE:

911,900 / 911,900

ASSESSED:

911,900 / 911,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2-4		OSBORNE RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DIMIDUK JEFFREY & ELLEN	
Owner 2:		
Owner 3:		

Street 1:	4 OSBORNE RD
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	BERRY DIANE L -
Owner 2:	-
Street 1:	1 EDITH ST
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							10534
							GIS Ref
							GIS Ref
							Insp Date
							03/07/18

PREVIOUS ASSESSMENT							Parcel ID	013.0-0006-0010.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	455,700	4600	4,825.	451,800	912,100	912,100	Year End Roll	12/18/2019
2019	104	FV	317,700	4600	4,825.	480,000	802,300	802,300	Year End Roll	1/3/2019
2018	104	FV	321,300	4600	4,825.	350,100	676,000	676,000	Year End Roll	12/20/2017
2017	104	FV	301,200	4600	4,825.	305,000	610,800	610,800	Year End Roll	1/3/2017
2016	104	FV	301,200	4600	4,825.	259,800	565,600	565,600	Year End	1/4/2016
2015	104	FV	268,100	4600	4,825.	254,100	526,800	526,800	Year End Roll	12/11/2014
2014	104	FV	268,100	4600	4,825.	209,000	481,700	481,700	Year End Roll	12/16/2013
2013	104	FV	279,000	4600	4,825.	198,800	482,400	482,400		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BERRY DIANE L,	71383-509	1	7/27/2018		1,055,000	No	No					
BERRY DIANE L &	71311-539	1	7/13/2018	Estate/Div		1	No	No				
BOUCHER GEORGE	65177-138		4/6/2015	Convenience		1	No	No	Joseph Rosaire Boucher D.O.D. 5/19/1994 Bk 65			
	8294-434		1/1/1901	Family		No	No		Joseph R Boucher dod 5/16/1994			

BUILDING PERMITS													ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment					Date	Result	By	Name		
12/12/2018	1869	New Wind	5,373	C									3/7/2018	Inspected	BS	Barbara S		
7/20/2004	644	Re-Roof	4,000										2/20/2018	MEAS&NOTICE	BS	Barbara S		
													4/3/2009	Meas/Inspect	345	PATRIOT		
													10/25/1999	Inspected	267	PATRIOT		
													9/30/1999	Mailer Sent				
													9/30/1999	Measured	163	PATRIOT		
													8/26/1993		PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

Prior Id # 1: 10534
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

